

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Snoqualmie Valley / 70

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 174

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$89,200	\$194,700	\$283,900	\$306,500	92.6%	11.79%
2002 Value	\$100,800	\$201,300	\$302,100	\$306,500	98.6%	11.50%
Change	+\$11,600	+\$6,600	+\$18,200		+6.0%	-0.29%
% Change	+13.0%	+3.4%	+6.4%		+6.5%	-2.46%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.29% and -2.46% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$96,000	\$190,800	\$286,800
2002 Value	\$108,600	\$197,300	\$305,900
Percent Change	+13.1%	+3.4%	+6.7%

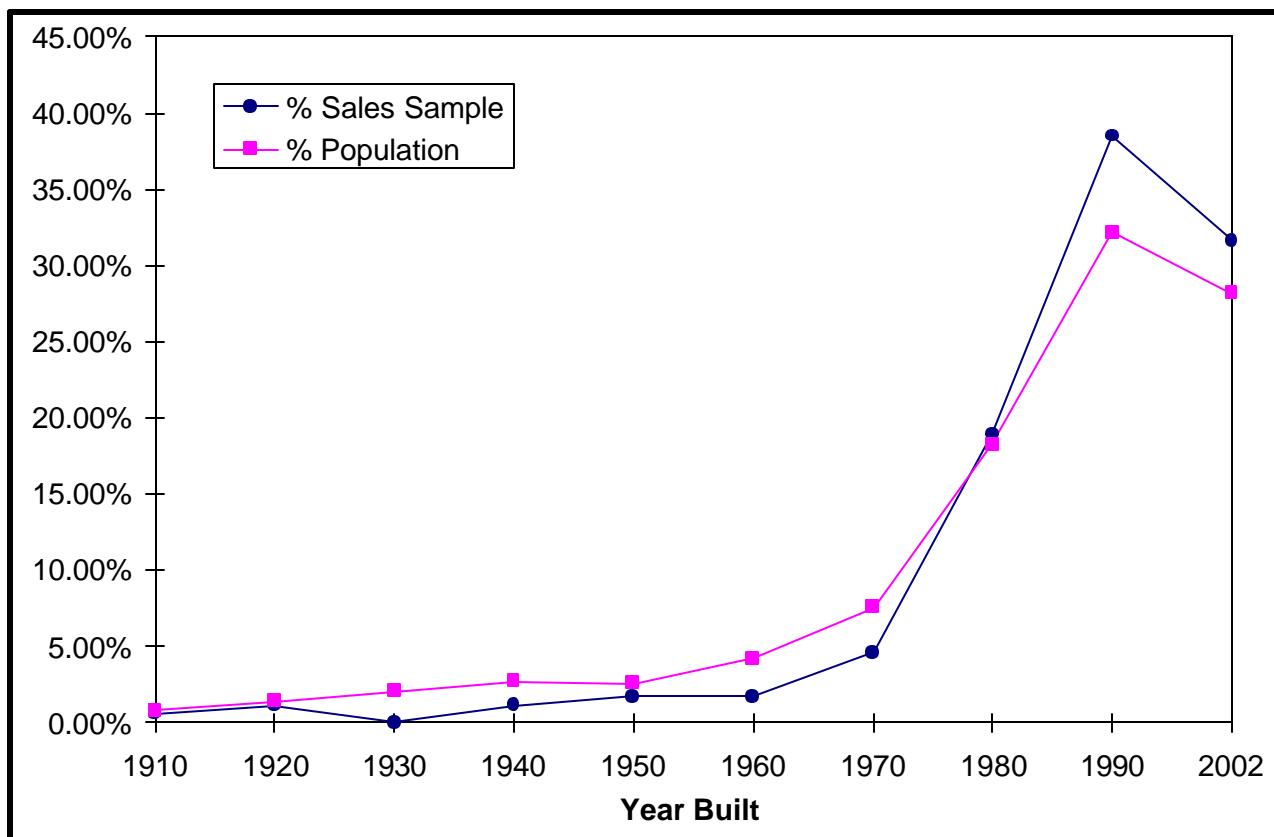
Number of improved Parcels in the Population: 1959.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built on lot sizes between one acre and three acres had higher average ratios (assessed value/ sales price) than other improvements and the formula adjusts these improvements upward less than others. Similarly, the average ratios of homes with above grade living area greater than 2500 sq.ft., were higher than other properties and the formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

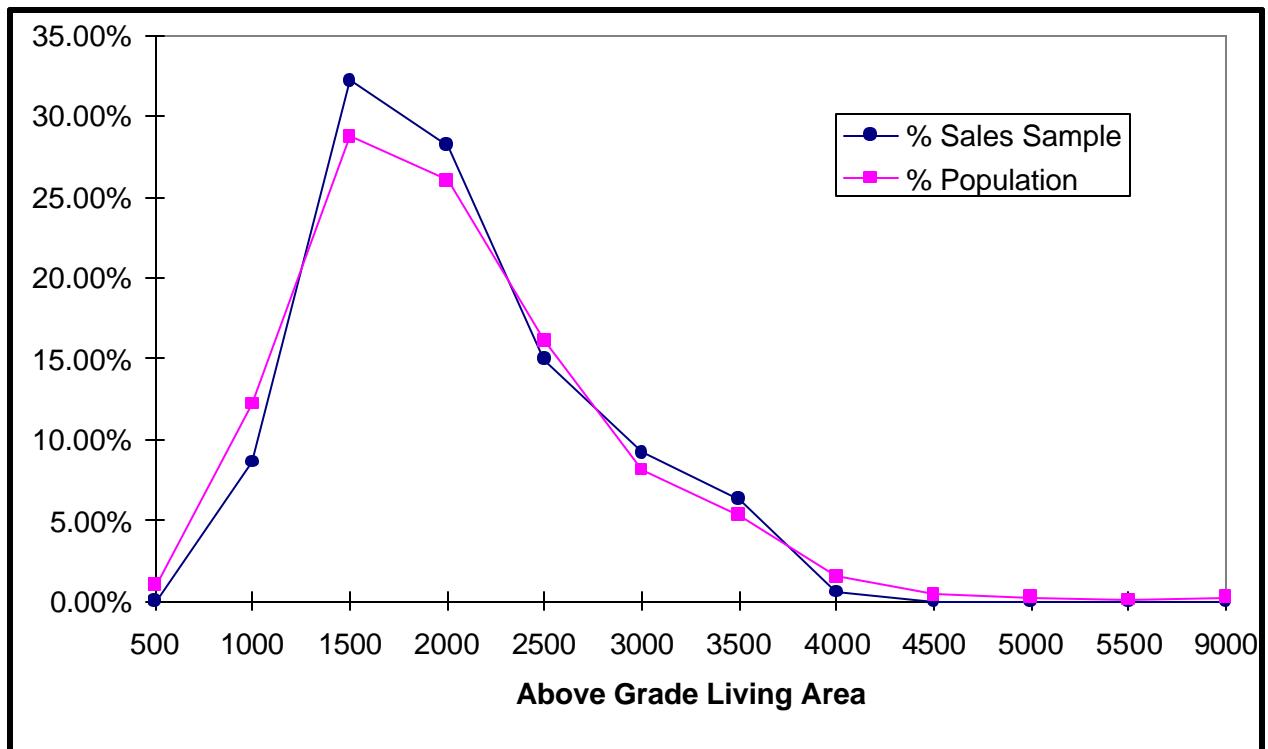
Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	1	0.57%	1910	16	0.82%
1920	2	1.15%	1920	28	1.43%
1930	0	0.00%	1930	41	2.09%
1940	2	1.15%	1940	53	2.71%
1950	3	1.72%	1950	51	2.60%
1960	3	1.72%	1960	82	4.19%
1970	8	4.60%	1970	148	7.55%
1980	33	18.97%	1980	358	18.27%
1990	67	38.51%	1990	630	32.16%
2002	55	31.61%	2002	552	28.18%
	174			1959	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

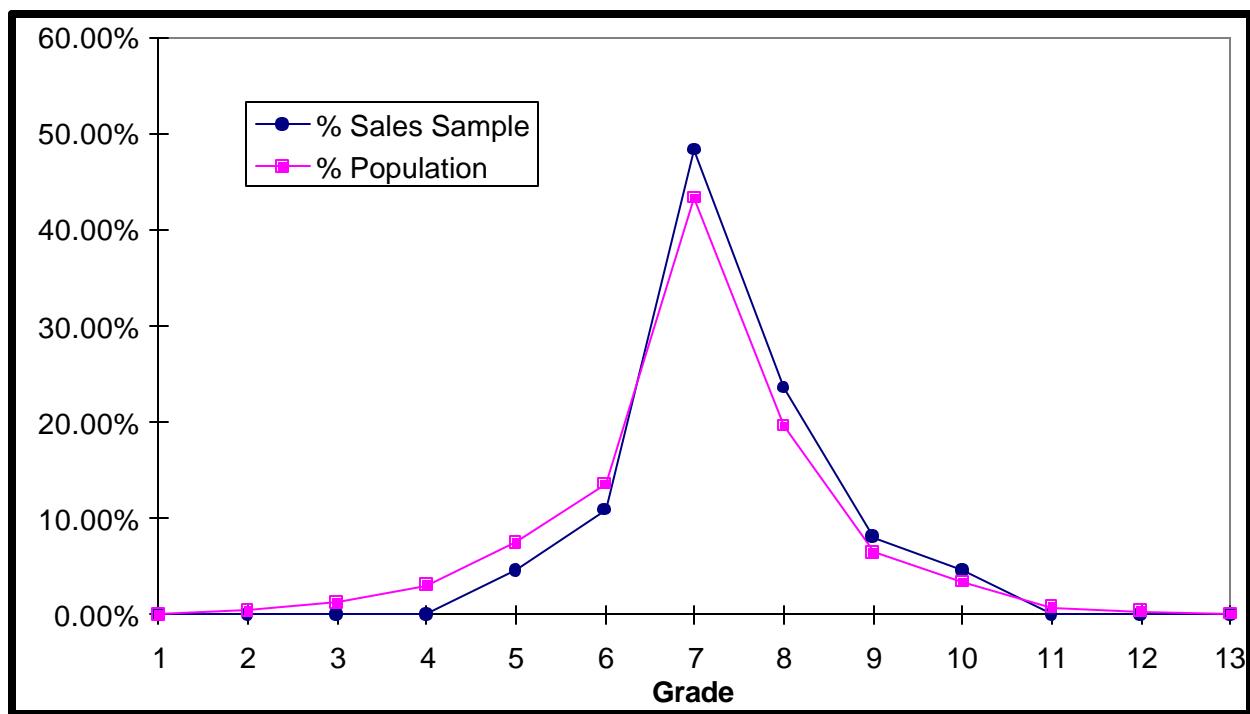
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	19	0.97%
1000	15	8.62%	1000	239	12.20%
1500	56	32.18%	1500	563	28.74%
2000	49	28.16%	2000	509	25.98%
2500	26	14.94%	2500	316	16.13%
3000	16	9.20%	3000	159	8.12%
3500	11	6.32%	3500	104	5.31%
4000	1	0.57%	4000	30	1.53%
4500	0	0.00%	4500	8	0.41%
5000	0	0.00%	5000	5	0.26%
5500	0	0.00%	5500	2	0.10%
9000	0	0.00%	9000	5	0.26%
		174			1959



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

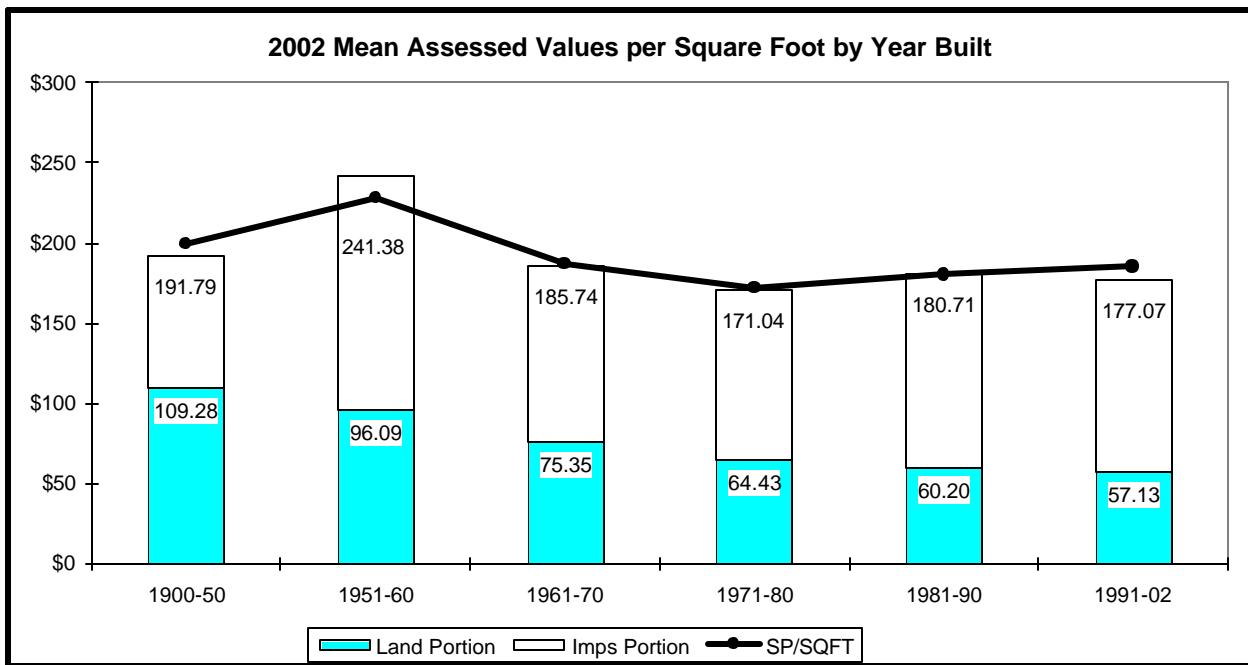
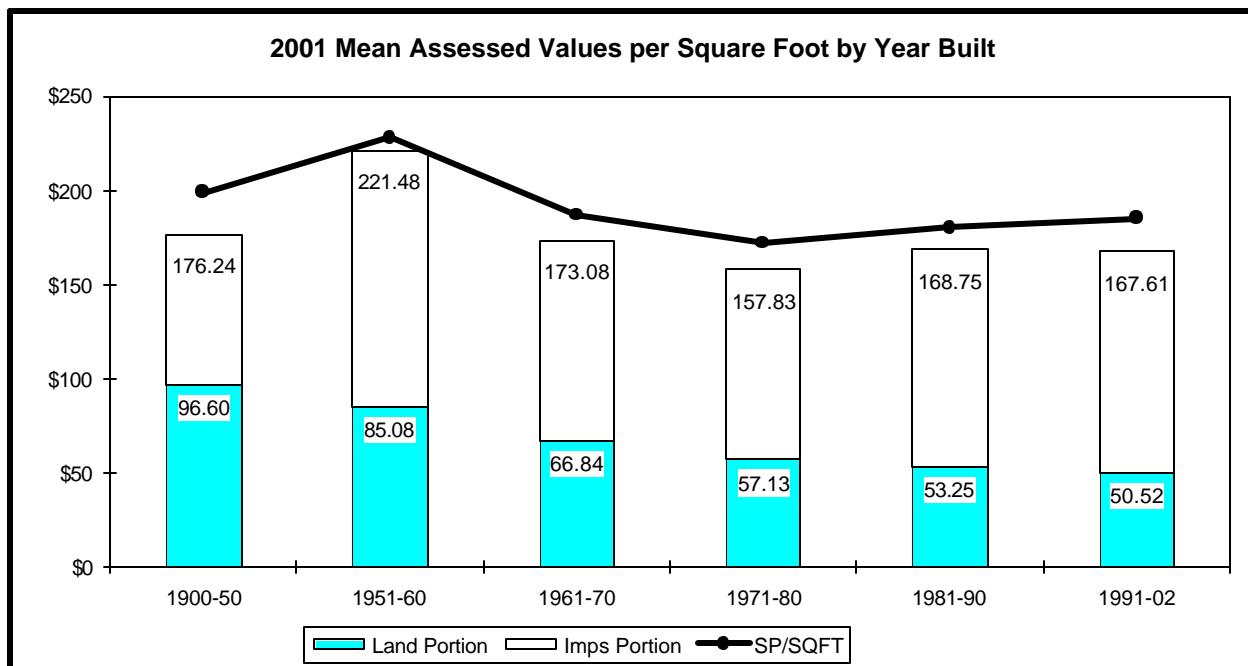
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	9	0.46%
3	0	0.00%	3	25	1.28%
4	0	0.00%	4	60	3.06%
5	8	4.60%	5	147	7.50%
6	19	10.92%	6	267	13.63%
7	84	48.28%	7	849	43.34%
8	41	23.56%	8	385	19.65%
9	14	8.05%	9	127	6.48%
10	8	4.60%	10	67	3.42%
11	0	0.00%	11	15	0.77%
12	0	0.00%	12	7	0.36%
13	0	0.00%	13	1	0.05%
174			1959		



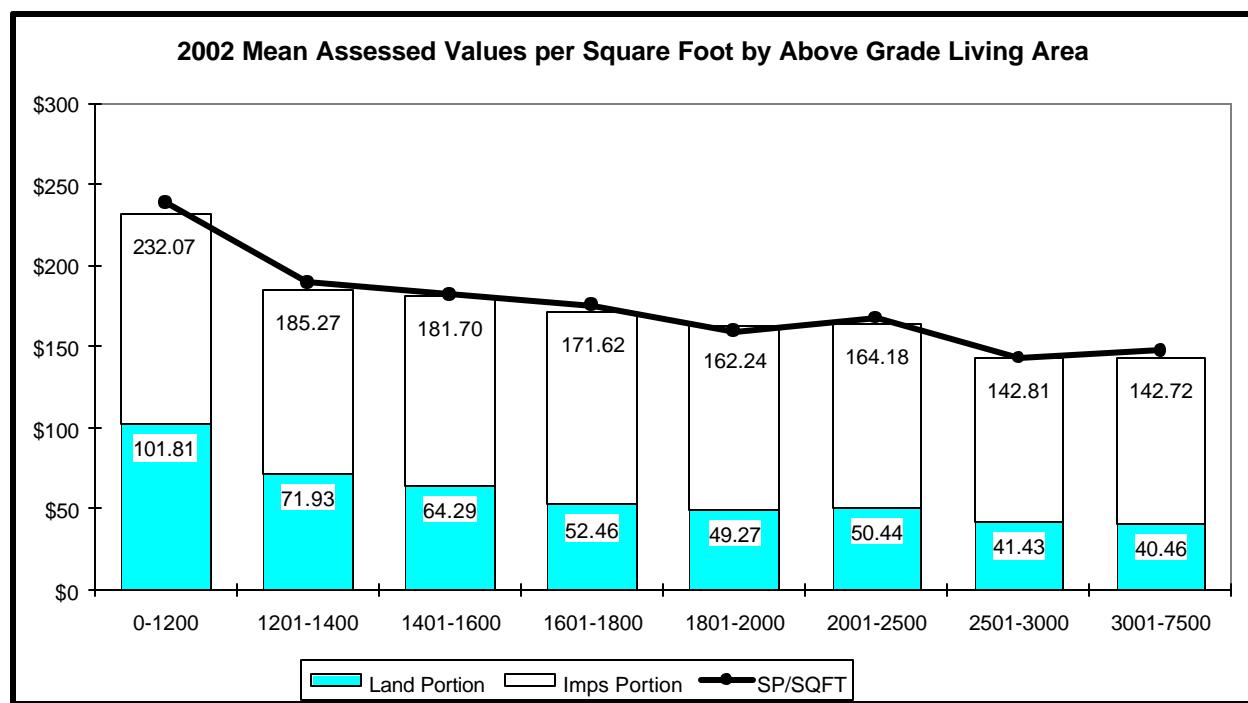
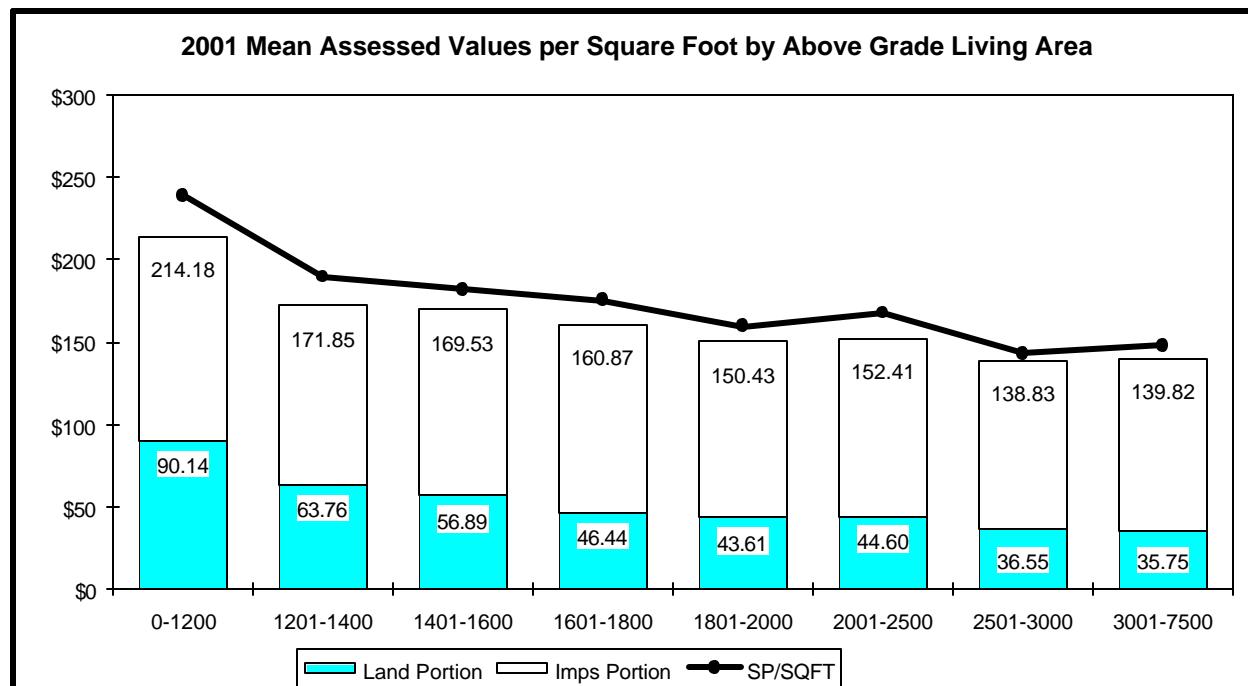
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



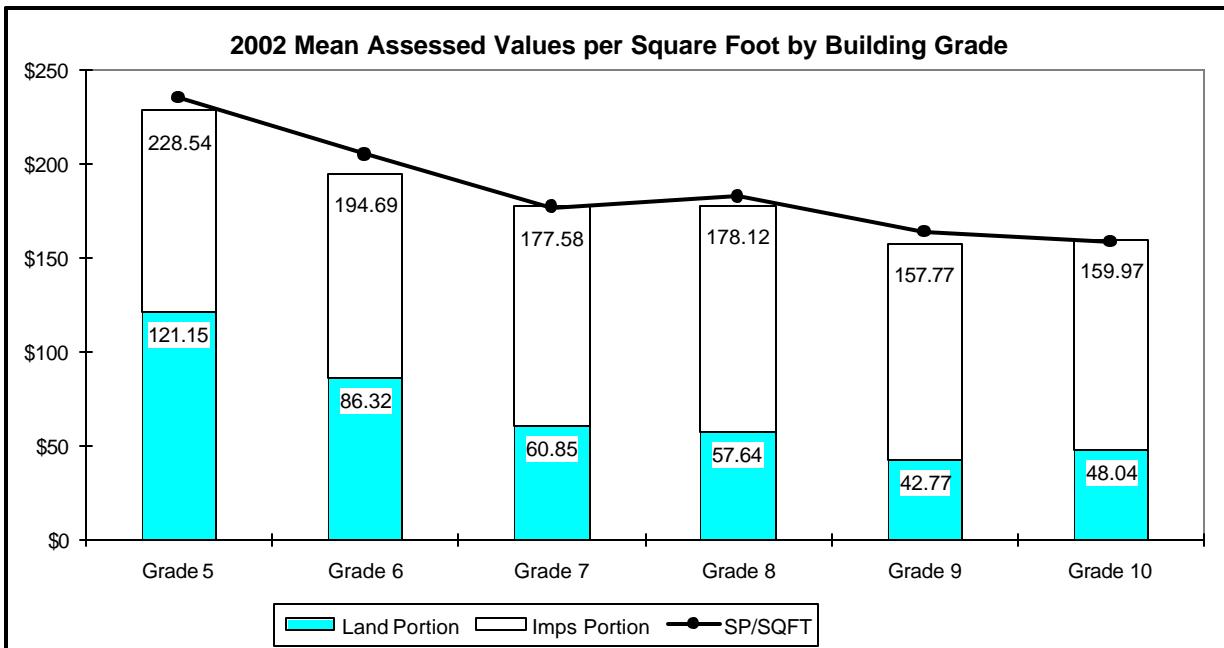
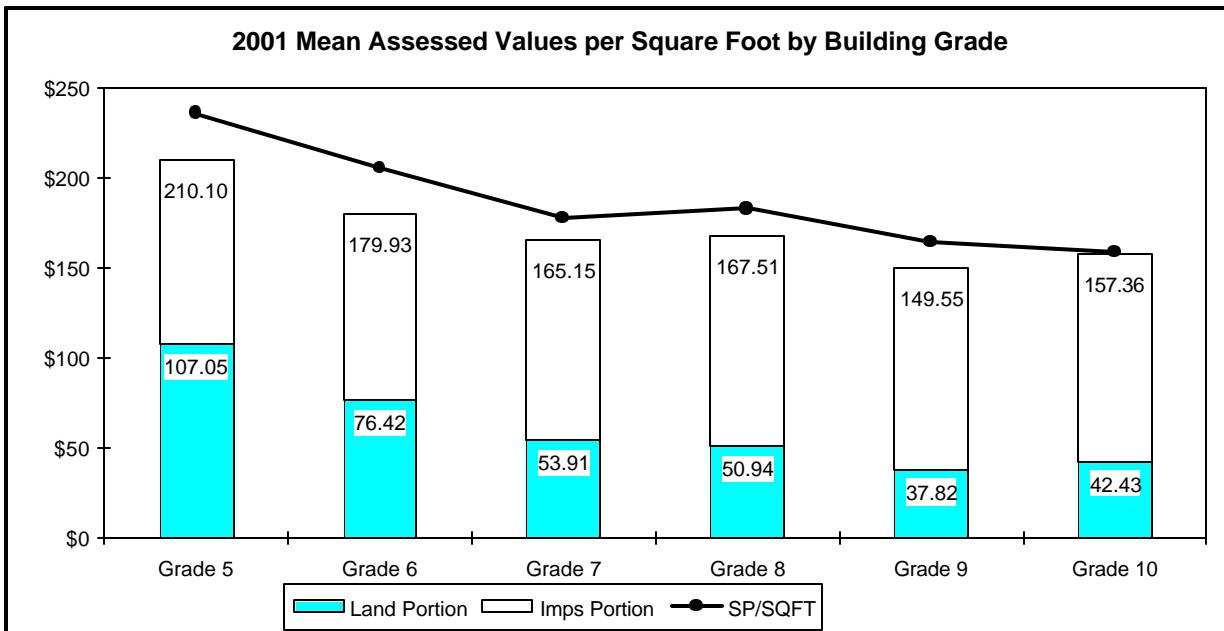
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There are only 3 sales of houses built during 1951-60.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. Due to lack of sales, grades 2,3 and 4 were given same valuation adjustments as grade 5's. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

This area had sufficient land sales available for analysis purpose. As a result of this analysis, the following formula was applied to land values:

2002 Land Value = 2001 Land Value * 1.136, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 174 usable residential sales in the area.

Improved Parcel Update (continued)

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built on lot size between one acre and three acres had higher average ratios (assessed value/ sales price) than other improvements and the formula adjusts these improvements upward less than others. Similarly, the average ratios of homes with above grade living area greater than 2500 sqft. were higher than other properties and the formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / 0.9158939 + 0.04515266 if Lot Size between 1 Acreage and 3 Acreage + 0.0438785 if Above Grade Living Area Greater than 2500 Sqft.

The resulting total value is rounded down to the next \$1,000, *then*:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only”, then:

“2002 Total Value = (2001 Land Value * 1.136) + (2001 Imps Value *1.034)” with result rounded down to the next \$1,000.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If Vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (Sewer System =3) will be:

Previous Land Value * 1.0 or Previous Improvement Value *1.0.

Residential properties located on commercially zoned land will be valued using 2001 total value x 1.0

Mobile Home Update

There are approximately 496 mobile homes only with 36 useable sales in Area 70. An analysis of these sales indicated an adjustment of 8.58% on previous mobile home value.

Thus, the adjustment for mobile home parcels will be:

$$2002 \text{ Total Value} = (2001 \text{ Land Value} * 1.136) + (2001 \text{ Improvement Value} * 1.0858)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

Model Validation

Area-wide ratio reports and several charts indicating, before and after adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 70 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.2%

Lot Size between 1

Acreage to 3 Acreage

Yes

% Adjustment

-5.1%

Above Grade Living

Area Greater than 2500

Sqft.

Yes

% Adjustment

-5.0%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with lot size between one acreage to three acreage would receive approximately a net 4.1% upward adjustment (9.2% overall - 5.1% Lot Size between 1 Acreage-3 Acreage). 19% of the total population would get this adjustment.

Homes with above grade living area greater than 2500 sqft. would receive approximately a net 4.2% upward adjustment (9.2% overall - 5.0% above grade living area greater than 2500 sqft.). 12.7% of the total population would get this adjustment.

Approximately, 65 % of the population in the area 70 are adjusted by the overall alone. There are 1959 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 1998.

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

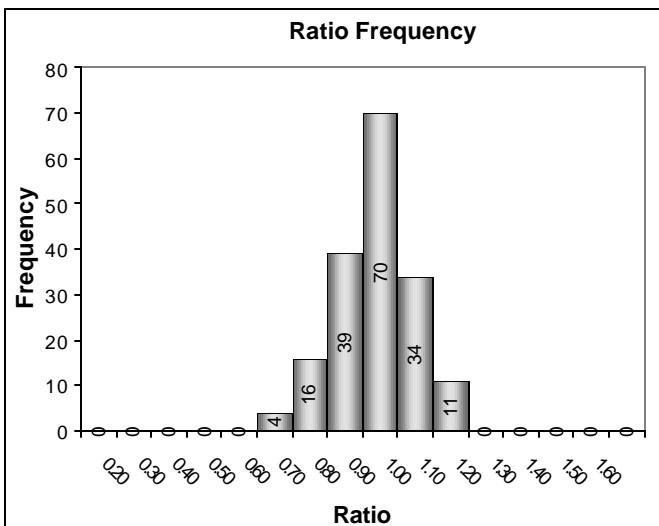
Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	8	0.889	0.967	8.8%	0.824	1.110
6	19	0.899	0.970	8.0%	0.896	1.044
7	84	0.934	1.003	7.3%	0.983	1.022
8	41	0.919	0.975	6.2%	0.936	1.015
9	14	0.901	0.946	5.0%	0.860	1.032
10	8	0.997	1.013	1.6%	0.949	1.077
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	8	0.914	0.995	8.9%	0.822	1.167
1951-1960	3	0.969	1.056	9.0%	0.664	1.448
1961-1970	8	0.929	0.994	7.0%	0.918	1.071
1971-1980	33	0.922	0.998	8.2%	0.964	1.032
1981-1990	67	0.942	1.007	6.9%	0.983	1.031
1991-2002	55	0.913	0.957	4.9%	0.923	0.992
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Poor	2	1.054	1.148	N/A	N/A	N/A
Average	163	0.924	0.983	6.3%	0.965	1.000
Good	7	0.978	1.048	7.1%	0.933	1.163
Very Good	2	0.831	0.903	8.6%	-0.905	2.710
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	85	0.912	0.978	7.2%	0.954	1.003
1.5	23	0.901	0.967	7.3%	0.901	1.034
2	65	0.945	0.995	5.3%	0.970	1.020
3	1	1.043	1.138	9.1%	N/A	N/A

Lot Size 1 Acreage - 3 Acreage		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	129		0.911	0.983	7.9%	0.962	1.005
Y	45		0.965	0.991	2.7%	0.966	1.016
Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<801	5		0.820	0.893	8.8%	0.694	1.091
801-1000	10		0.907	0.988	8.9%	0.884	1.091
1001-1500	56		0.933	1.004	7.6%	0.974	1.034
1501-2000	49		0.917	0.983	7.2%	0.956	1.011
2001-2500	26		0.909	0.979	7.7%	0.931	1.027
2501-3000	16		0.968	0.996	2.9%	0.929	1.063
3001-4000	12		0.947	0.967	2.1%	0.878	1.055
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	148		0.935	0.994	6.4%	0.976	1.012
Y	26		0.884	0.942	6.5%	0.890	0.995
Above Grade Living Area Greater than 2500 Sqft.		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	146		0.917	0.987	7.6%	0.968	1.005
Y	28		0.958	0.982	2.5%	0.932	1.032
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	1		0.794	0.826	4.0%	N/A	N/A
3	171		0.927	0.986	6.4%	0.969	1.004
5	2		0.998	1.034	3.7%	0.781	1.287
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5001-8000	1		0.715	0.775	8.3%	#NUM!	#NUM!
8001-12000	2		0.932	1.016	9.0%	0.311	1.722
12001-16000	27		0.900	0.980	8.9%	0.928	1.032
16001-20000	19		0.916	0.989	8.0%	0.940	1.037
20001-30000	16		0.898	0.970	8.0%	0.906	1.034
30001-43559	11		0.944	1.030	9.1%	0.980	1.079
1AC-3AC	45		0.965	0.991	2.7%	0.966	1.016
3.01AC-5AC	31		0.941	1.011	7.4%	0.974	1.049
5.1AC-10AC	18		0.904	0.964	6.7%	0.876	1.051
>10AC	4		0.806	0.879	9.1%	0.579	1.179

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NE - Team 3	Lien Date: 01/01/2001	Date of Report: 8/7/2002	Sales Dates: 1/2000 - 12/2001
Area 70	Analyst ID: SLED	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 174 Mean Assessed Value 283,900 Mean Sales Price 306,500 Standard Deviation AV 86,925 Standard Deviation SP 99,076			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.935 Median Ratio 0.934 Weighted Mean Ratio 0.926			
UNIFORMITY			
Lowest ratio 0.647 Highest ratio: 1.192 Coefficient of Dispersion 9.17% Standard Deviation 0.110 Coefficient of Variation 11.79%			
RELIABILITY			
95% Confidence: Median Lower limit 0.915 Upper limit 0.955			
95% Confidence: Mean Lower limit 0.918 Upper limit 0.951			
SAMPLE SIZE EVALUATION			
N (population size) 1959 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.110 Recommended minimum: 19			
Actual sample size: 174 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 88 # ratios above mean: 86 Z: 0.152 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



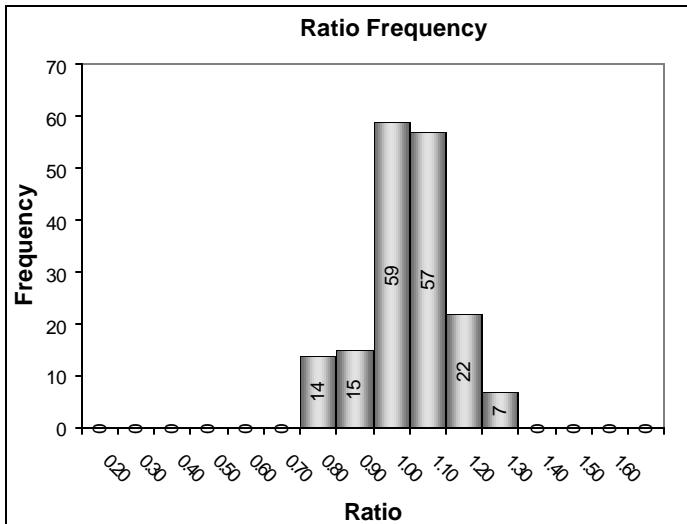
COMMENTS:

Single Family Residences throughout area 70.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NE- Team-3	Lien Date: 01/01/2002	Date of Report: 8/7/2002	Sales Dates: 1/2000 - 12/2001
Area 70	Analyst ID: SLED	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 174			
<i>Mean Assessed Value</i>	302,100		
<i>Mean Sales Price</i>	306,500		
<i>Standard Deviation AV</i>	87,856		
<i>Standard Deviation SP</i>	99,076		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.986		
UNIFORMITY			
<i>Lowest ratio</i>	0.706		
<i>Highest ratio:</i>	1.257		
<i>Coefficient of Dispersion</i>	8.82%		
<i>Standard Deviation</i>	0.115		
<i>Coefficient of Variation</i>	11.50%		
<i>Price Related Differential (PRD)</i>	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.018		
95% Confidence: Mean			
<i>Lower limit</i>	0.981		
<i>Upper limit</i>	1.015		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	1959		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.115		
Recommended minimum:	21		
<i>Actual sample size:</i>	174		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	86		
# ratios above mean:	88		
Z:	0.152		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 70.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis

Area 70

(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	152606	9037	06/25/01	345000	1570	0	8	1985	3	90604	N	N	14906 W SNOQUALMIE VALLEY RD NE
3	222607	9048	10/18/00	215000	560	0	5	1985	3	201682	N	N	13220 KELLY RD NE
3	404550	0710	07/19/00	253950	700	0	5	1937	4	15029	Y	Y	10649 E LAKE JOY DR NE
3	801610	0085	03/28/01	151000	720	0	5	1910	3	7750	N	N	9404 CARNATION-DUVALL RD NE
3	404720	0810	07/27/00	165000	830	0	5	1965	5	22553	N	N	19437 324TH AV NE
3	404550	0871	03/01/00	180000	920	0	5	1948	2	28241	Y	Y	10904 W LAKE JOY DR NE
3	342507	9020	12/20/01	225000	1260	0	5	1912	5	15884	N	N	32421 NE 8TH ST
3	404550	0920	02/02/01	250000	1280	0	5	1937	3	36232	Y	Y	11006 W LAKE JOY DR NE
3	155000	0560	11/01/00	224000	1390	0	5	1948	3	391529	N	N	19701 320TH AV NE
3	042507	9065	05/25/01	315000	750	0	6	1986	3	217800	Y	N	9540 CARNATION-DUVALL RD NE
3	404720	0105	07/21/01	368000	820	0	6	1995	3	23070	Y	Y	19920 324TH AV NE
3	404650	1210	11/30/00	196500	860	0	6	1972	4	12136	N	Y	31427 NE 108TH ST
3	404550	0656	02/26/01	162500	890	0	6	1962	3	23850	N	N	10720 E LAKE JOY DR NE
3	342507	9096	11/02/00	270000	940	0	6	1989	3	17927	N	N	14 W GRIFFIN CREEK RD NE
3	404650	1450	04/19/00	184500	950	0	6	1963	3	15450	N	N	31204 NE 110TH ST
3	154950	0170	10/01/01	265000	960	0	6	1982	3	205493	N	N	31708 NE CHERRY VALLEY RD
3	404650	0250	02/09/00	182500	1050	0	6	1967	3	18300	N	N	10413 316TH AV NE
3	232607	9020	05/31/00	182100	1140	0	6	1945	3	397252	N	N	34103 NE STOSSEL CREEK WY
3	332607	9022	02/23/00	225000	1250	0	6	1965	3	26323	N	N	30916 NE 104TH ST
3	282607	9076	04/21/00	170000	1400	0	6	1971	3	14700	N	N	31811 NE BIG ROCK RD
3	162607	9133	07/10/00	229995	1430	0	6	1987	3	56628	N	N	16208 309TH AV NE
3	404650	0410	10/22/01	232000	1440	0	6	1979	3	17600	N	N	10406 320TH AV NE
3	154950	0630	03/10/00	191000	1460	0	6	1919	2	263973	N	N	18236 MOUNTAIN VIEW RD NE
3	272607	9030	12/13/00	279950	1460	0	6	1987	3	126759	N	N	12534 KELLY RD NE
3	404650	0550	08/14/01	202950	1710	0	6	1984	3	21277	N	N	10405 320TH AV NE
3	404720	0315	04/21/00	282500	1720	480	6	1960	3	13290	Y	Y	20015 330TH AV NE
3	282607	9094	09/28/00	225000	1900	0	6	1980	3	38720	N	N	12528 ODELL RD NE
3	404671	0520	06/12/00	181000	1080	0	7	1985	3	11400	N	N	31540 NE 114TH ST
3	202607	9062	11/06/00	229950	1090	0	7	1988	3	85377	N	N	13315 ODELL RD NE
3	404720	0880	08/30/01	219000	1100	0	7	1986	3	16886	Y	N	32623 NE 195TH ST
3	404720	0265	09/28/01	239950	1100	480	7	1980	3	18900	Y	Y	32719 NE 202ND ST
3	042507	9068	07/12/00	259950	1110	0	7	1988	3	60112	N	N	32007 NE 95TH PL
3	404660	1020	08/17/01	179950	1120	0	7	1980	3	15000	N	N	31804 NE 110TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	404650	1470	02/11/00	200000	1140	0	7	1980	3	13202	N	N	31110 NE 110TH ST
3	404650	0310	06/07/00	209000	1140	0	7	1979	3	16275	N	N	31625 NE 104TH ST
3	404670	0270	11/15/01	223000	1150	0	7	1981	3	15000	N	N	31836 NE 103RD ST
3	404660	0690	09/06/01	227000	1190	0	7	1989	3	14175	N	N	31922 NE 144TH PL
3	404660	0740	11/14/01	210000	1230	0	7	1979	3	39200	N	N	11504 320TH AV NE
3	404670	0100	03/31/00	186000	1240	0	7	1979	3	13728	N	N	31757 NE 102ND PL
3	404671	0510	08/21/00	182550	1240	0	7	1978	3	23499	N	N	31602 NE 114TH ST
3	404550	0540	10/08/01	229000	1250	0	7	1978	3	13725	Y	Y	10769 E LAKE JOY DR NE
3	162607	9043	08/21/00	222500	1320	0	7	1997	3	10075	N	N	31905 NE 162ND ST
3	404660	0470	12/11/01	248000	1330	0	7	1980	3	29282	N	N	11147 318TH PL NE
3	302607	9066	01/31/01	350000	1340	0	7	1997	3	228690	N	N	12541 277TH PL NE
3	404660	0440	07/20/00	196950	1370	0	7	1978	3	19475	N	N	11117 318TH PL NE
3	404660	1470	04/16/01	202450	1370	0	7	1979	3	16005	N	N	31305 NE 111TH ST
3	404660	1440	05/09/01	204000	1370	0	7	1979	3	15000	N	N	31221 NE 111TH ST
3	362607	9019	08/22/01	290000	1400	0	7	1997	3	139392	N	N	10804 356TH AV NE
3	078270	0120	02/20/01	250000	1410	0	7	1980	3	45302	N	N	12306 318TH AV NE
3	404650	0440	03/27/00	204000	1440	0	7	1979	3	15000	N	N	10430 320TH AV NE
3	404660	0890	06/23/00	234900	1440	230	7	1990	3	17550	N	N	11104 320TH AV NE
3	322607	9047	08/22/00	294000	1450	0	7	1985	3	83338	Y	N	10445 302ND WY NE
3	404660	0920	09/19/00	210000	1460	0	7	1979	3	17550	N	N	11022 320TH AV NE
3	404660	0370	07/02/01	257500	1470	0	7	1995	3	18400	N	N	11200 317TH AV NE
3	282607	9125	08/23/01	260000	1480	0	7	1986	3	38146	N	N	32211 NE BIG ROCK RD
3	404550	1061	09/14/00	289950	1490	0	7	1991	3	48062	Y	Y	11631 E LAKE JOY DR NE
3	404650	0630	03/27/01	226000	1520	440	7	1989	3	16200	N	N	31632 NE 104TH ST
3	404670	0020	08/15/01	226000	1520	480	7	1979	3	15080	N	N	10211 317TH AV NE
3	282607	9115	10/08/01	310000	1530	0	7	1991	3	233704	N	N	12626 322ND AV NE
3	272607	9063	10/04/01	307500	1550	0	7	1979	3	215495	N	N	12324 326TH AV NE
3	042507	9083	01/12/00	232500	1560	0	7	1989	3	79714	N	N	9917 320TH WY NE
3	212607	9152	06/21/00	292000	1570	0	7	1992	3	51400	N	N	32102 NE 136TH ST
3	404660	0410	10/17/01	235000	1570	0	7	1990	3	24150	N	N	31722 NE 111TH ST
3	404660	1410	12/14/01	219850	1570	600	7	1995	3	14812	N	N	31133 NE 111TH ST
3	282607	9143	10/10/01	244950	1580	0	7	1990	3	35001	N	N	32302 NE BIG ROCK RD
3	282607	9040	06/15/01	250000	1630	0	7	1985	3	57063	N	N	31030 NE 116TH ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	282607	9068	10/22/01	279000	1640	670	7	1956	4	222591	N	N	12434 ODELL RD NE	
3	404671	0270	11/28/01	214000	1640	500	7	1979	3	12675	N	N	31727 NE 115TH PL	
3	212607	9099	05/14/01	295500	1650	0	7	1990	3	208787	N	N	31320 NE 141ST ST	
3	212607	9068	12/12/01	305000	1650	400	7	1981	3	190786	N	N	31116 NE 139TH ST	
3	155810	0390	09/14/00	235000	1660	0	7	1997	3	43200	N	N	30455 NE 190TH ST	
3	404670	0300	04/17/00	192000	1670	570	7	1988	3	17100	N	N	31812 NE 103RD ST	
3	154950	0155	07/07/00	248000	1730	0	7	1989	3	40750	N	N	31741 NE 171ST ST	
3	404550	0995	05/02/01	299950	1760	0	7	1987	3	131986	N	N	10709 W LAKE JOY DR NE	
3	282607	9118	09/20/00	269500	1780	0	7	1988	3	45738	N	N	31036 NE 116TH ST	
3	282607	9057	10/03/01	300000	1780	0	7	1951	4	213008	N	N	11645 FAY RD NE	
3	154950	0142	04/25/00	238000	1800	0	7	1989	3	45321	N	N	31780 NE 171ST ST	
3	404670	0280	03/29/01	240500	1800	0	7	1989	3	13500	N	N	31828 NE 103RD ST	
3	404720	0060	05/31/01	400000	1810	60	7	1978	3	20310	Y	Y	19744 324TH AV NE	
3	404660	0970	05/24/01	265000	1820	0	7	1978	4	17280	N	N	10820 320TH AV NE	
3	322607	9065	02/22/00	260000	1830	0	7	1985	3	175546	N	N	10304 296TH AV NE	
3	404650	0700	08/22/00	254000	1830	0	7	1994	3	18240	N	N	10432 316TH AV NE	
3	332607	9081	08/16/01	369000	1860	0	7	1990	3	207345	N	N	10035 318TH AV NE	
3	212607	9095	09/07/00	315000	1890	0	7	1990	3	211045	N	N	14016 311TH AV NE	
3	222607	9068	08/07/00	374995	1940	0	7	1987	3	206910	N	N	33024 NE 142ND ST	
3	404660	0350	05/25/01	269000	1950	0	7	1990	3	17472	N	N	11226 317TH AV NE	
3	404550	1056	08/01/01	405000	2020	700	7	1961	4	54737	Y	Y	11615 E LAKE JOY DR NE	
3	282607	9107	08/27/01	329000	2020	0	7	1990	3	207090	N	N	13130 322ND AV NE	
3	404550	0680	03/12/01	425000	2030	0	7	1991	3	20427	Y	Y	10671 E LAKE JOY DR NE	
3	155810	0190	01/03/01	275000	2040	0	7	1967	3	195148	N	N	19410 MOUNTAIN VIEW RD NE	
3	404671	0230	11/09/01	271000	2040	730	7	1996	3	12798	N	N	11436 317TH AV NE	
3	272607	9070	06/27/01	355000	2130	0	7	1990	3	44431	N	N	32414 NE 120TH ST	
3	404660	0820	10/23/01	272500	2190	0	7	1989	3	17550	N	N	11232 320TH AV NE	
3	078270	0020	05/16/00	274600	2230	0	7	1985	4	49658	N	N	31605 NE 123RD ST	
3	404550	0385	04/19/01	303300	2230	720	7	1975	3	14450	Y	Y	11125 E LAKE JOY DR NE	
3	282607	9121	06/21/01	300000	2240	460	7	1988	3	64468	N	N	12733 314TH AV NE	
3	154950	0520	04/16/01	364900	2260	560	7	1997	3	217850	N	N	18011 322ND PL NE	
3	404660	1010	08/09/00	245000	2270	290	7	1989	3	13500	N	N	31814 NE 110TH ST	
3	222607	9074	05/18/01	305000	2290	0	7	1984	3	207345	N	N	32917 NE 134TH ST	

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	212607	9016	10/22/01	379000	2310	0	7	1988	3	205603	N	N	13230 322ND AV NE
3	162607	9097	06/08/01	340000	2340	0	7	1989	3	102801	N	N	16325 315TH AV NE
3	404670	0050	06/20/01	206000	2350	880	7	1978	3	14300	N	N	31701 NE 102ND PL
3	404670	0050	10/22/01	249950	2350	880	7	1978	3	14300	N	N	31701 NE 102ND PL
3	154950	0147	08/24/00	350000	2460	0	7	1989	3	45319	N	N	31758 NE 171ST ST
3	212607	9008	03/23/01	344950	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
3	282607	9144	09/26/00	292500	2590	0	7	1991	3	130680	N	N	11708 322ND AV NE
3	142607	9036	09/19/00	319500	2670	0	7	1980	3	214315	Y	N	15553 351ST PL NE
3	222607	9094	08/11/00	295000	2750	1370	7	1992	3	107593	N	N	33004 NE 138TH ST
3	404720	0895	03/28/00	333000	3070	1400	7	1992	3	73616	N	N	19413 327TH AV NE
3	404720	0895	05/25/01	340000	3070	1400	7	1992	3	73616	N	N	19413 327TH AV NE
3	404650	0870	11/19/01	299950	1080	0	8	1984	3	22480	N	Y	31808 NE 106TH ST
3	222607	9080	04/23/01	285000	1490	0	8	1987	3	209959	N	N	32411 NE 134TH ST
3	212607	9130	11/19/01	255000	1550	0	8	1990	3	40723	N	N	32005 NE 139TH ST
3	404720	0545	12/06/01	425000	1560	0	8	2000	3	13508	Y	Y	32802 NE 195TH ST
3	282607	9073	07/17/01	342950	1590	0	8	1976	3	132422	N	N	12602 ODELL RD NE
3	248070	0029	02/28/00	259950	1630	0	8	1997	3	43560	N	N	35815 SE 25TH ST
3	142507	9055	10/18/00	385000	1650	0	8	1995	3	112700	N	Y	5020 TOLT RIVER RD NE
3	102507	9053	03/27/00	239950	1670	360	8	1976	3	70131	N	N	33106 NE 66TH ST
3	272607	9109	08/28/00	297500	1720	0	8	1997	3	54885	N	N	12340 334TH AV NE
3	404650	0720	09/26/01	289950	1790	0	8	1989	3	13770	N	N	31633 NE 106TH ST
3	154950	0401	07/13/01	292000	1810	0	8	1979	3	211701	N	N	18129 MOUNTAIN VIEW RD NE
3	155810	0352	02/11/00	294000	1830	0	8	1988	3	108900	Y	N	19027 303RD AV NE
3	248070	0036	05/29/01	337000	1830	0	8	1990	3	98010	N	N	35830 SE 27TH PL
3	042507	9100	10/16/01	290500	1840	500	8	1989	3	68479	Y	N	32284 NE 88TH ST
3	252606	9043	02/14/00	385000	1970	0	8	1990	3	275855	N	N	12010 269TH WY NE
3	202607	9067	05/24/01	399999	1970	0	8	1995	3	197326	N	N	13918 294TH AV NE
3	154950	0186	03/24/00	264950	2100	0	8	1999	3	30800	N	N	31536 NE CHERRY VALLEY RD
3	152607	9030	06/23/00	345000	2110	0	8	1997	3	213306	N	N	14635 326TH AV NE
3	252606	9044	06/15/01	350000	2130	0	8	1995	3	86684	N	N	27126 NE 124TH ST
3	282607	9101	05/10/00	315000	2140	0	8	1994	3	44001	N	N	31603 NE 129TH ST
3	162607	9109	01/11/00	370000	2160	0	8	1998	3	464038	Y	N	15119 312TH AV NE
3	212607	9147	03/15/00	251950	2180	0	8	1990	3	28000	N	N	14133 311TH AV NE

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3	172607	9057	08/30/00	310000	2190	0	8	1987	3	37800	N	N	15134 294TH AV NE
3	052607	9017	05/15/00	575000	2240	0	8	1993	3	601563	N	N	20241 296TH AV NE
3	154950	0311	08/01/00	275000	2260	1100	8	1990	3	78408	N	N	16819 319TH CT NE
3	282607	9152	12/19/01	437500	2314	0	8	1999	3	246150	N	N	12122 322ND AV NE
3	292607	9016	01/05/01	700000	2350	0	8	1991	3	1E+06	N	N	12201 308TH AV NE
3	404550	0060	03/15/01	480000	2400	0	8	1989	3	33750	Y	Y	11422 W LAKE JOY DR NE
3	272607	9102	09/25/00	294950	2430	980	8	1992	3	196455	N	N	33342 NE 118TH PL
3	404550	0620	06/02/00	370000	2530	0	8	1993	3	25741	Y	Y	10705 E LAKE JOY DR NE
3	282607	9145	08/31/00	325000	2560	0	8	1995	3	46786	N	N	12825 318TH AV NE
3	404720	0560	07/19/01	465000	2620	900	8	1999	3	20450	Y	Y	32714 NE 195TH ST
3	342607	9050	05/04/00	365000	2640	1080	8	1987	3	87120	N	N	10722 325TH AV NE
3	861190	0090	09/10/01	395000	2690	0	8	1986	3	396831	N	N	28215 NE 120TH ST
3	404720	0405	08/08/01	450000	2740	0	8	1998	3	17280	Y	Y	19743 330TH AV NE
3	248070	0082	11/09/00	397000	2820	0	8	1983	3	206038	N	N	35714 SE 29TH ST
3	082607	9049	07/23/01	315000	2890	0	8	1985	3	196891	N	N	17521 300TH AV NE
3	102507	9036	03/19/01	377500	3050	0	8	1980	3	209088	N	N	33911 NE 66TH ST
3	042507	9102	08/06/01	425000	3080	0	8	2001	3	61903	N	N	32296 NE 88TH ST
3	282607	9109	10/23/01	360000	3390	0	8	1990	3	240185	N	N	13002 322ND AV NE
3	155810	0250	08/07/00	375000	1880	0	9	1986	3	446800	N	N	19037 296TH PL NE
3	232507	9035	09/11/00	390000	2040	0	9	1990	3	223027	N	Y	3715 LAKE LANGLOIS RD NE
3	232507	9035	03/27/01	387000	2040	0	9	1990	3	223027	N	Y	3715 LAKE LANGLOIS RD NE
3	404670	0090	02/26/01	268100	2350	0	9	1980	3	14400	N	N	31749 NE 102ND PL
3	404720	0490	03/17/00	410000	2410	0	9	1999	3	14222	N	Y	19525 330TH AV NE
3	404671	0180	04/03/00	390000	2640	0	9	1996	3	18425	N	Y	31525 NE 114TH ST
3	162607	9083	09/25/00	439950	2720	0	9	1999	3	217800	N	N	32004 NE 155TH ST
3	272607	9005	08/09/01	421000	2850	0	9	2001	3	217800	N	N	12808 328TH AV NE
3	195463	0100	05/18/00	455000	2930	0	9	1994	3	44866	Y	N	9304 318TH PL NE
3	292607	9022	03/08/01	529950	2960	0	9	2000	3	277041	N	N	29330 NE BIG ROCK RD
3	404720	0840	05/30/01	395000	3000	0	9	1999	3	24225	N	N	19440 324TH AV NE
3	282607	9157	05/10/00	595000	3050	0	9	2000	3	290576	Y	N	31936 NE 123RD ST
3	404550	1025	08/23/00	399950	3130	0	9	2000	3	106286	N	N	11007 W LAKE JOY DR NE
3	248070	0180	08/29/00	680000	3650	0	9	1995	3	426016	N	N	3433 364TH AV SE
3	272607	9134	05/18/00	477000	2232	0	10	1999	3	125888	N	N	11918 338TH AV NE

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3	272607	9013	12/03/01	453000	2810	0	10	2001	3	74923	N	N	33305 NE 122ND ST
3	272607	9113	01/27/00	505000	3100	0	10	1999	3	62291	N	N	33513 338TH AVE NE
3	272607	9126	09/06/01	539600	3120	0	10	2001	3	131551	N	N	11800 338TH AV NE
3	342607	9087	05/31/00	419950	3210	0	10	2000	3	246114	N	N	10938 KELLY RD NE
3	272607	9125	02/26/01	525000	3300	0	10	2001	3	99316	N	N	11712 338TH AV NE
3	272607	9130	08/15/00	514900	3330	0	10	2001	3	102366	N	N	12245 337TH PL SE
3	342607	9008	04/23/01	399950	3490	0	10	2000	3	235659	N	N	10930 KELLY RD NE
5	357010	0040	06/26/01	215000	1830	0	6	1986	3	43560	N	N	2534 323RD AV NE
5	102407	9029	10/20/00	250000	1990	0	7	1967	3	128502	N	N	2506 NEAL RD SE

Vacant Sales Available to Develop the Valuation Model
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Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	252606	9094	10/10/2000	125000	218210	N	N
001	252606	9096	10/10/2000	125000	218210	N	N
001	252606	9103	10/10/2000	125000	218693	N	N
003	012507	9042	4/21/2000	300000	956578	N	N
003	012507	9045	4/14/2000	265000	955706	N	N
003	022507	9035	1/24/2000	199950	871200	N	N
003	042507	9094	4/5/2001	99950	65105	Y	N
003	042507	9097	7/27/2001	106950	62059	N	N
003	112507	9088	3/9/2001	50000	92782	N	N
003	112507	9103	6/7/2001	220000	817200	N	N
003	112507	9109	6/12/2001	315000	871200	N	N
003	142507	9007	3/15/2000	199500	871200	Y	N
003	154600	0300	9/25/2001	79000	126324	N	N
003	154950	0273	5/14/2001	80000	85813	N	N
003	155000	0355	1/28/2000	58000	135563	N	N
003	155000	0605	5/5/2000	80000	212288	N	N
003	155000	0640	10/1/2001	120994	382021	N	N
003	155810	0240	3/14/2001	90000	332000	N	N
003	155810	0315	10/23/2000	99000	220410	N	N
003	155810	0320	7/30/2001	115000	422477	N	N
003	202607	9010	3/8/2000	135000	216057	N	N
003	202607	9037	5/17/2000	63500	47480	N	N
003	202607	9065	1/6/2000	114950	207781	N	N
003	212607	9082	10/20/2000	90000	135909	N	N
003	222607	9093	3/22/2000	88000	81892	N	N
003	232607	9048	8/27/2001	70000	222900	N	N
003	248070	0042	10/30/2001	76000	67518	N	N
003	272607	9114	6/19/2000	160000	92783	N	N
003	282607	9030	10/2/2000	85000	128066	N	N
003	282607	9043	3/15/2000	140000	436035	N	N
003	282607	9044	3/15/2000	158000	219978	N	N
003	282607	9159	9/27/2001	165000	333669	N	N
003	312607	9029	6/29/2000	100000	251341	N	N
003	342507	9022	2/3/2000	93000	116740	N	N
003	342507	9112	1/20/2000	280000	1031065	N	N
003	342607	9084	7/25/2001	225000	872942	N	N
003	404550	0486	10/5/2000	118950	110206	N	N
003	404720	0420	6/25/2001	93000	14760	Y	Y
003	404720	0455	4/6/2000	85000	13379	Y	Y
003	404720	0815	10/24/2000	67000	19301	N	N
003	732560	0200	5/8/2000	31000	8990	Y	Y
005	032407	9022	3/20/2000	65000	453895	N	N
005	042407	9026	10/19/2001	14000	82764	Y	N